

FOR SALE OR LEASE

Free-Standing Retail Building at Pioneer Hills

5612 S Parker Road | Aurora, CO

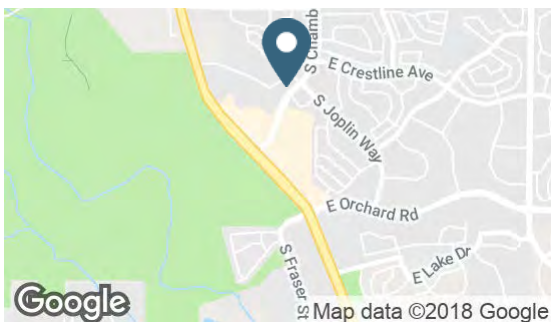


NOT PART OF OVERALL CENTER - INDEPENDENTLY OWNED OF SURROUNDING CENTER



Overview

SF	4,935
	*NOT DIVISIBLE
ACERAGE	0.64
PRICE	\$1.974 MM FIRM
LEASE RATE	\$18.00/SF NNN
PROPERTY TAXES	\$49,245
CAM/INSURANCE	Tenant to self-maintain



Contact

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Description

- Free-standing building located at Pioneer Hills, a dominant center in the southeast Denver submarket
- Conveniently positioned at Parker and Chambers signalized intersection with easy access to I-225 and E-470
- Rare owner/user opportunity on Parker Road
- West-facing patio opportunity available with amazing mountain views
- Full set of plans available - contact broker

Join

**BED BATH &
BEYOND****CHASE****Walmart****PETSMART****Chick-fil-A**

Demographics

	1 MILE	3 MILES	5 MILES
Total Population	9,508	91,246	286,876
2025 Growth	1.16%	0.77%	1.16%
Average HH Income	\$156,601	\$123,771	\$109,703
Daytime Population	8,547	85,103	323,828

Year: 2020 | Source: Esri

Traffic Counts

S Parker Rd: se/o Bellevue Ave	49,591 VPD
Chambers Rd: ne/o Parker Rd	25,250 VPD

Year: 2018, 2019 | Source: DRCOG

SRS REAL ESTATE PARTNERS | 1875 Lawrence Street, Suite 850 | Denver, CO 80202 | 303.572.1800

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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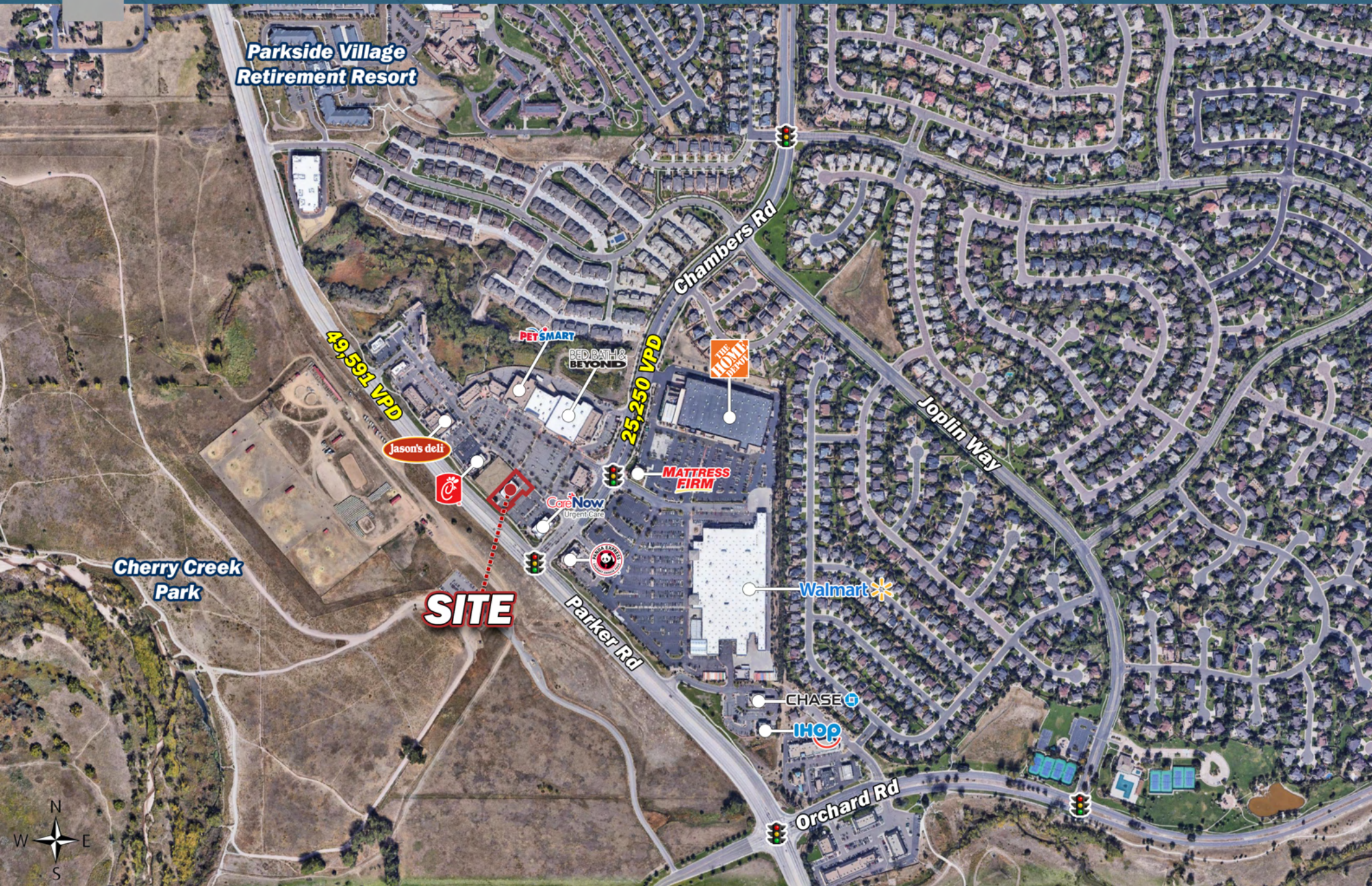
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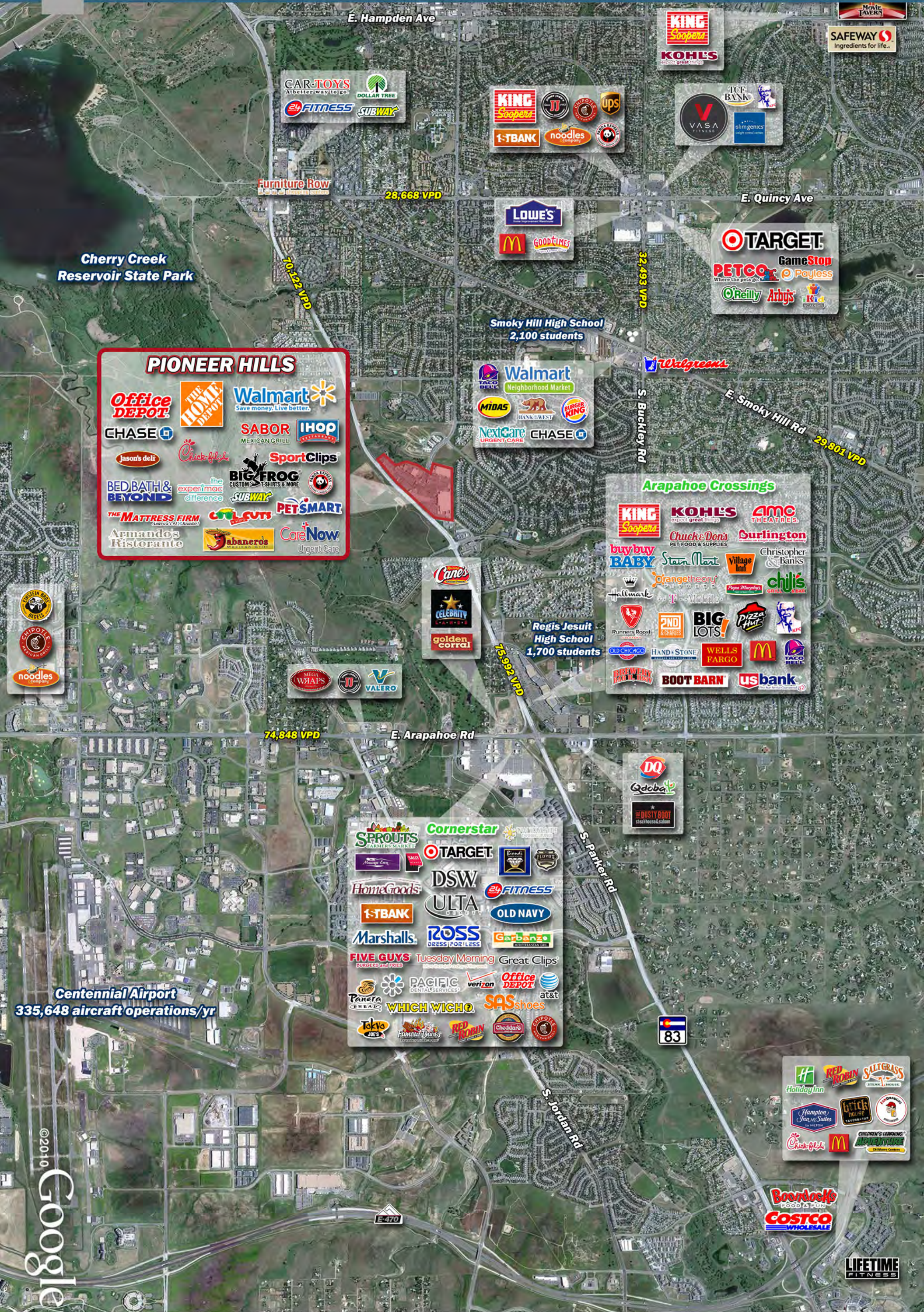
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Pioneer Hills

Aurora, CO







Demographic Summary Report

5612 S Parker Rd, Aurora, Colorado, 80015
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.61529
Longitude: -104.81560

	1 mile	3 miles	5 miles
Population			
2000 Population	7,517	71,945	209,070
2010 Population	8,600	86,514	256,176
2020 Population	9,508	91,246	286,876
2025 Population	10,071	94,797	303,978
2000-2010 Annual Rate	1.36%	1.86%	2.05%
2010-2020 Annual Rate	0.98%	0.52%	1.11%
2020-2025 Annual Rate	1.16%	0.77%	1.16%
2020 Male Population	48.8%	49.4%	49.0%
2020 Female Population	51.2%	50.6%	51.0%
2020 Median Age	44.4	37.5	37.3
Households			
2000 Households	2,460	24,920	80,271
2010 Households	3,074	31,290	99,934
2020 Total Households	3,419	33,218	112,479
2025 Total Households	3,623	34,536	119,245
2000-2010 Annual Rate	2.25%	2.30%	2.22%
2010-2020 Annual Rate	1.04%	0.59%	1.16%
2020-2025 Annual Rate	1.17%	0.78%	1.18%
2020 Average Household Size	2.75	2.70	2.53
Housing Units			
2020 Total Housing Units	3,491	34,141	117,956
2020 Owner Occupied Housing Units	2,753	24,378	73,409
2020 Renter Occupied Housing Units	665	8,840	39,070
2020 Vacant Housing Units	72	923	5,477
Race and Ethnicity			
2020 White Alone	72.6%	71.9%	70.4%
2020 Black Alone	8.5%	8.9%	10.3%
2020 American Indian/Alaska Native Alone	0.3%	0.6%	0.6%
2020 Asian Alone	12.0%	9.8%	8.7%
2020 Pacific Islander Alone	0.1%	0.3%	0.2%
2020 Hispanic Origin (Any Race)	8.5%	12.5%	14.5%
Income			
2020 Median Household Income	\$120,169	\$94,895	\$84,405
2020 Average Household Income	\$156,601	\$123,771	\$109,703
2020 Per Capita Income	\$56,453	\$44,987	\$43,163
2019 Population 25+ by Educational Attainment			
Total	6,787	61,592	196,459
High School Graduate	10.4%	14.0%	14.7%
GED/Alternative Credential	1.7%	2.4%	3.0%
Some College, No Degree	15.2%	19.8%	20.6%
Associate Degree	6.6%	9.3%	9.2%
Bachelor's Degree	33.5%	30.9%	30.5%
Graduate/Professional Degree	28.4%	19.4%	17.3%
Daytime Population			
2020 Total Daytime Population	8,547	85,103	323,828
Workers	4,116	45,116	197,857
Residents	4,431	39,987	125,971

Source: Esri, U.S. Census

March 23, 2021